

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
July 24, 2007
7:30 PM

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: STEVE WALLACE VICE CHAIR: LOLA FELLINGER MEMBERS: ROBERT ABBOTT, JAMES BONATO, KEN LOMBARDI, DAVID C. MASCARO, DIANA VAVREK
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

MINUTES

June 12, and June 26, 2007

PUBLIC HEARING ITEMS

1. VAR 07-009, THE CROSSROADS AT PLEASANT HILL EXPANSION AND MASTER SIGN PROGRAM, 2304-2344 MONUMENT BOULEVARD (30 minutes)

[Staff Report](#)

[Attachments A through D](#)

[Attachment E \(part 1\)](#)

[Attachment E \(part 2\)](#)

[Attachments F through H](#)

The applicant, P.H. Holdings, L.P., is proposing four variance requests consisting of three variance requests associated with approved Sign Permit S 07-020, and one variance request associated with approved Architectural Review Permit ARC 07-015 (APNs: 148-041-016, -017, -018, -022, and -023). The applicant is requesting a variance to allow:

- 1) Excess sign height for one 35-foot high freestanding pylon sign,
- 2) Excess sign face area for one 35-foot high freestanding pylon sign;
- 3) Excess wall sign area allowances in association with the ARC approved master sign program; and
- 4) Excess height for three 35-foot high light poles located in the west parking area.

Project Planner: Jeff Olsen, (925) 671-5206 or jolsen@ci.pleasant-hill.ca.us

2. RZ 07-001, THE CROSSROADS AT PLEASANT HILL MASTER SIGN PROGRAM AMENDMENT, 2302 & 2360-2390 MONUMENT BOULEVARD (15 minutes)

[Staff Report](#)

[Attachments A through D](#)

[Attachments E through G](#)

The applicants, Monument Investments, L.P., and Beaufort Partners, L.P., are proposing to amend the Concept Development Plan associated with *PUD Planned Unit District (Ord. 790)*. The applicants are requesting a rezoning to amend the master sign program contained in the Concept Development Plan to: 1) a color change to four existing monument sign bases; and 2) a color change to the sign copy reading *Crossroads at Pleasant Hill* on each of the four existing monument signs. In addition, it is recommended to remove the master sign program from the Concept Development Plan. APNs: 148-031-006, -007, and -008.

Project Planner: Jeff Olsen, (925) 671-5206 or jolsen@ci.pleasant-hill.ca.us

3. DP 07-002, CROSSROADS AT PLEASANT HILL EXPANSION, 2304-2344 MONUMENT BOULEVARD (40 minutes)

[Staff Report](#)

[Attachments](#)

The applicant, P.H. Holdings, L.P., is requesting a Development Plan Permit to expand the Crossroads at Pleasant Hill center by remodeling the midsection of the shopping center (Phase 1 of Subarea I) APNs: 148-031-006, 007 & 148-041-016, -017, -018, -022, and -023. The remodel will consist of:

- 1) Façade improvements to, and expansion of, the existing Friedman's store;
- 2) Façade improvements to the existing Dollar Tree store;
- 3) Establishment of three new minor tenant spaces near the southeast corner of the Kohl's building; and
- 4) Site improvements to include a modified parking facility and new landscape areas.

Project Planner: Troy Fujimoto, (925) 671-5224 or tfujimoto@ci.pleasant-hill.ca.us

4. DP 07-003, CROSSROADS AT PLEASANT HILL EXPANSION, 2310-2311 & 2322-2324 MONUMENT BOULEVARD (20 minutes)

[Staff Report](#)

[Attachments](#)

The applicant, P.H. Holdings, L.P., is requesting a Development Plan Permit to expand the Crossroads at Pleasant Hill center by remodeling the midsection of the shopping center (Phase 2 of Subarea I). The scope of the Subarea I, Phase 2 improvements are limited to expansion of retail area and renovation of the building façade (APNs: 148-041-016, -017, -022, and -023). Components of the project consist of:

- 1) Façade improvements on the east and west elevations of the building including the old Bank of America and Jo-Ann's location,
- 2) Expansion of the building on the east elevation between the existing Dollar Tree store and the three new minor tenants that were proposed as part of the Phase 1 improvements of Subarea I
- 3) Two floor plan options.

Project Planner: Troy Fujimoto, (925) 671-5224 or tfujimoto@ci.pleasant-hill.ca.us

DISCUSSION ITEMS

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

[Pending Applications](#)

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON AUGUST 14, 2007

[Draft Agenda](#)

The next meeting of the Planning Commission will be a regular meeting on Tuesday, August 14, 2007. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

COMMISSIONER REPORTS AND ANNOUNCEMENTS

1. REPORTS from Commissioners on Meetings or Conferences Attended at City Expense.
2. ANNOUNCEMENTS and comments from Commissioners.

Adjourn to a regular meeting of the Planning Commission on August 14, 2007, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.